Karen Johnson Davidson County
Batch# 1390693 DEEDQC
03/10/2026 10:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260310-0018936

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Partners Title Insurance Agency, 6528 Schaefer Road, Dearborn, MI 48126

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Felix Merced and Violet Merced	Felix Merced and Violet Merced	072-09-0-159.00
914 A Spain Avenue	914 A Spain Avenue	
Nashville, TN 37216	Nashville, TN 37216	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, FELIX MERCED, a married person, joined herein by spouse, VIOLET MERCED, hereinafter referred to as "Grantor", whose mailing address is: 914 A Spain Avenue, Nashville, TN 37216, does hereby convey, transfer, remise, release, relinquish and quitclaim unto FELIX MERCED and VIOLET MERCED, a married couple, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 914 A Spain Avenue, Nashville, TN 37216, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 32 on the map of Bush Spain's Subdivision of part of the Stull Lands as of record in Book 161 at page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tax ID No.: 072-09-0-159.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20050902-0105646, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 914 A Spain Avenue, Nashville, TN 37216.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of December, 2025.

Felix Merced
FELIX MERCED

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that FELIX MERCED, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 19 day of Dec, 2025.

Notary Public
My Commission expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of December, 2025.

Violet Merced.
VIOLET MERCED

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that VIOLET MERCED, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 19 day of Dec, 2025.

Notary Public
My Commission expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00**.

Felix Merced
FELIX MERCED

Violet Merced
VIOLET MERCED

State of Tennessee County of Davidson

Subscribed and sworn to before me this 19 day of Dec, 2025.

MR
Notary Public
My Commission expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Katelyn Glacken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/19, 2025 (date of document).

Katelyn Glacken
Affiant Signature

12/19 2025
Date

State of Florida

County of St. Johns

Sworn to and subscribed before me this 19th day of December, 2025.

ALYSIA WESTHAFER
Notary Public - State of Florida
Commission # HH 637060
My Comm. Expires Apr 27, 2029
Bonded through National Notary Assn.

Alysia Westhafer
Notary's Signature

MY COMMISSION EXPIRES: 4 27 29

NOTARY'S SEAL